

LANGE AUCTIONS

203 m/l Acres of Sedgwick County farm land

Thursday, May 14, 2009

2:00 pm

**Auction to be held at: Clearwater Senior Citizen Center
921 E. Janet Clearwater, KS.**

Legal Description: NE 1/4 of Section 3 Township 29 Range 2 West less exceptions, and W 58 acres M/L of S 1/2 of SE 1/4 of Section 3 Township 29 Range 2 West, Sedgwick County, KS

Property Location: Northeast quarter is one mile west of 135th St West on South side of 71st St. S. The 58 acres is one mile South and 1/2 mile West of 151st St. W and 71st St. S.

Manner of auction: Property will be offered in 3 tracts. Tract I 42 ac. m/l, Tract II 103 ac m/l, Tract III 58 ac. m/l

Taxes: Seller will pay all 2008 and prior years taxes. 2009 taxes will be prorated at closing.

Easements: Buyer will accept any and all easements, restrictions, roadways, and right-of-ways of record.

Minerals: Minerals rights shall be conveyed to Purchaser. They are believed to be intact.

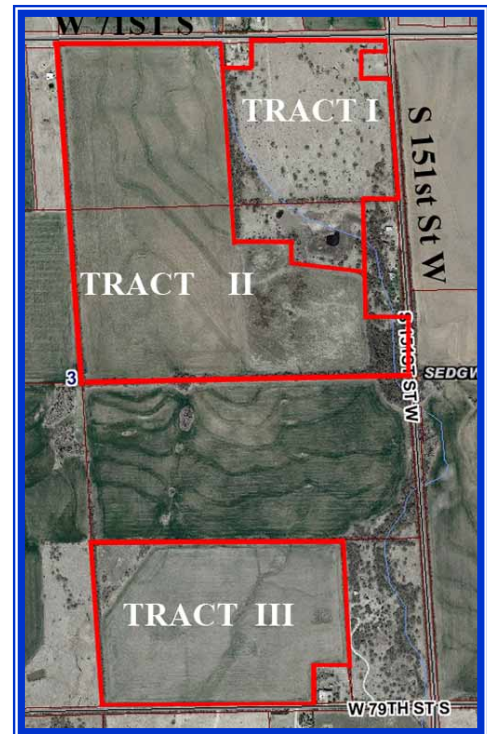
Soil Types: Tillable land is mostly Farnum loam with some Bethany silt loam. The pasture is mostly Bethany silt loam with some Shallabarger sandy loam.

Crops: Land is cash leased. Current growing crop will be retained by tenant.

Earnest money: Earnest money in the amount of 10% of sales price is to be made payable to Kansas Secured Title in the form of personal check, business check or cashier's check day of auction. Earnest deposits are non-refundable.

Closing: Closing shall occur on or before June 12, 2009 at Kansas Secured Title Wichita, KS.

Possession: Possession will be after the harvest of current growing crops on the tillable land, and at closing on pasture.



Auctioneers Note: This is very good farm ground with the NE quarter having excellent developmental potential. Don't miss this opportunity for the flexibility of being able to farm now, then develop later or both right now!

Jeff M. Lange, Broker
Don Burford, Broker/Auctioneer
Sellers: Raymond & Clara Patterson Estate
For More Pictures & Information see:
www.langeauctions.net
529-3100 or 800-525-8160



JEFF
LANGE
REAL ESTATE

FSA Information:

Current tenant to receive all 2009 FSA program payments

Tract I & II		Farmland 160 DCP Cropland 98.9	
	<i>Base Ac.</i>	<i>Direct Yld</i>	<i>CC Yld</i>
Wheat	80.6	28	28
Corn	4.4	41	41
Grain Sorghum	13.9	41	41
Tract III		Farmland 58 DCP Cropland 56.3	
Wheat	44.6	28	28
Corn	4.0	41	41
Grain Sorghum	7.7	41	41



TRACT I

42 ac. m/1



TRACT II

103 ac. m/1



TRACT III

58 ac. m/1

GENERAL AUCTION TERMS:

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

AGENCY: Jeff Lange Real Estate is acting as Agents of the Seller and all licensees employed by or associated with Auctioneer/Broker represent the Seller in the Sale of this property.

BROKER PARTICIPATION: Jeff Lange Real Estate is offering a 2% participation fee to Broker who properly registers Buyers. Broker must register with Auction Company 48 hours prior to Auction. Call for details.

ANNOUNCEMENTS MADE BY THE AUCTIONEER DURING THE TIME OF THE AUCTION WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. SUCCESSFUL WINNING BIDDER(S) WILL BE REQUIRED TO SIGN ALL NECESSARY LEGALLY BINDING PURCHASE DOCUMENTS IMMEDIATELY UPON CONCLUSION OF AUCTION. ALL DOCUMENTS WILL BE MADE AVAILABLE UPON REQUEST, TO PROSPECTIVE BUYERS PRIOR TO AUCTION. IF DOCUMENTS ARE NOT UNDERSTOOD, BROKER RECOMMENDS BUYER TO SEEK COMPETENT ADVICE.

Not Responsible for Accidents.

Refreshments provided by Farm Credit of the Heartland.



4911 S. Meridian
Wichita, KS. 67217